

# AGENDA

## FLATHEAD COUNTY BOARD OF ADJUSTMENT

### June 1, 2021

The Flathead County Board of Adjustment will hold a public hearing on the items listed below on **Tuesday, June 1, 2021 beginning at 6:00 PM in the 2<sup>nd</sup> Floor Conference Room of the South Campus Building, 40 11<sup>th</sup> Street West, Suite 200, Kalispell, Montana.** **Individuals that would like to participate via Zoom meeting may do so by following the instructions below.**

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*Individuals who wish to make public comments are encouraged to send in comments via email prior to the meeting (send to [planning.zoning@flathead.mt.gov](mailto:planning.zoning@flathead.mt.gov)). Any comments that have been received after board packets, will be read into the public record. To access the meeting and give oral comment, please follow the instructions below.*

#### **Join Zoom Meeting by computer**

<https://zoom.us/j/92749338987>

#### **One tap mobile**

+12532158782,,92749338987# US (Tacoma)  
+13462487799,,92749338987# US (Houston)

#### **Dial by your location**

(wherever you are closest to - if you are unable to connect please try one of the other numbers)

+1 253 215 8782 US (Tacoma)  
+1 346 248 7799 US (Houston)  
+1 669 900 6833 US (San Jose)  
+1 301 715 8592 US (Washington DC)  
+1 312 626 6799 US (Chicago)  
+1 929 205 6099 US (New York)

Meeting ID: 927 4933 8987

Find your local number: <https://zoom.us/u/abuVDJW5cm>

*You will be instructed during the meeting when the public comment period is open for each agenda item.*

*You can join the event starting at 5:45 p.m. on June 1, 2021. The meeting will begin at 6:00 pm*

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#### **The Agenda for the meeting will be:**

- A. Call to order and roll call.**
- B. Approval of the May 4, 2021 meeting minutes**
- C. Public comment on public matters that is within the jurisdiction of the Board (2-3-103 M.C.A.)**
- D. The Board will hold public hearings on the following agenda items. Following the public hearings, Board discussion, and the adoption of findings of fact, the Board may make a decision on the requests.**
  1. **FCU-21-05** A request from Jewel Basin Holdings, LLC with assistance from Jeremy Prather for a conditional use permit to construct a hotel on property within the Bigfork Zoning District. The applicant is proposing to build an eight-unit hotel to be used for short-term accommodation located at 241 Sportsman Lane near Bigfork, MT. The parcel contains approximately 0.69 acres.
  2. **FZV-21-04** A request by Buddy Braach for a variance to Section 3.39.050(2) of the Flathead County Zoning Regulations (FCZR), to the setback requirements. The subject property is zoned ‘*Lakeside*’ and is located at 277 Bierney Creek Road in Lakeside, MT, within the Lakeside Zoning District. The property contains approximately 0.172 acres.
  3. **FCU-21-07** A request by James Evans III on behalf of Lynn Lund for a conditional use permit to construct a ‘Guest House’ on property located within the Little Bitterroot Lake Zoning District, zoned ‘LBL Little Bitterroot Lake.’ The property is located at 700 Lodgepole Drive, Marion, MT and contains approximately 8.06 acres.
  4. **FACU-21-10** A request from Travis & Kristi Bruyer for the establishment of ‘*Short-term Rental Housing*’ on property located within the Lower Side Zoning District. The applicant is requesting the permit to allow stays of less than 30 days on the subject property located at 89 Trails End near Kalispell, MT. The parcel is zoned R-2 (One Family Limited Residential) and contains approximately 0.46 acres.
  5. **APPEAL 21-01** An appeal by Denman Construction on behalf of David & Melissa Rubin, regarding a decision made by the Zoning Administrator to not accept an application for a conditional use permit for a boathouse/aircraft hangar to be located at 761 Delrey Road, near Whitefish, MT within the Rural Whitefish Zoning District. The Zoning Administrator Interpretation stated it was never the intention in either the Flathead County Zoning Regulations nor the Flathead County Lake and Lakeshore Protection Regulations to recognize a lake as a landing field. The appellant argues that it is legal for aircrafts to land and takeoff from Whitefish Lake, technically having Whitefish Lake serve as a landing field.
- E. Old Business**
- F. New Business**
- G. Adjournment**

*Information and documents pertaining to the above requests are on file in the Flathead County Planning & Zoning Office, 40 11<sup>th</sup> Street West, Ste 220, Kalispell, MT 59901, and may be reviewed during regular office hours, or you may call (406) 751-8200 for more information.*

***All decisions made by the Board of Adjustment are considered final actions.***

*Interested parties are encouraged to attend the meeting to make their views or concerns known to the Board.*

***Written comments are strongly encouraged and should be received by the Flathead County Planning & Zoning Office, no later than 5:00 pm, June 1, 2020.***

***Persons with a disability may request a reasonable accommodation by contacting Elaine Nelson at the Flathead County Commissioner’s Office at 758-5503 or TTY (800) 335-7592, or call Montana Relay at 711. Requests should be made as early as possible to allow time to arrange the accommodation.***